

**ADDENDUM NO. 1**  
**MPDU PRICING STANDARDS**  
**EFFECTIVE DATE December 1, 2002**

UNIT DESCRIPTION					UNIT SIZE			COST			ADDITION/SUBTRACTION ADJUSTMENTS					
UNIT TYPE	NO. OF STORIES	NO. OF BEDROOMS	NO. OF BATHROOMS	BASEMENT INCLUDED	BASE	MIN.	MAX.	SQ. FT. COST	STRUCT. COST	LOT DEV. COST	BASEMENT DELETION	BATHROOM FINISHED	BATHROOM ROUGHED	POWDER RM. FINISHED	POWDER RM. ROUGHED	SQ. FT. CHG. F/BASE
S.F. Detach.	1-2	3-4	1-1/2	Yes	1120 SF	1050 SF	1400 SF	\$ 50.25	\$ 56,280	\$ 16,300	\$ 7,375	\$ 2,380	\$ 750	\$ 1,780	\$ 595	\$25.15
Semi-Detach.	1-2	2-3	1-1/2	Yes	1120 SF	1050 SF	1200 SF	\$ 47.00	\$ 52,640	\$ 13,015	\$ 6,260					\$23.50
Townhouse or Four-Plex	2-3	2-3	1-1/2	Yes	1120 SF	1050 SF	1200 SF	\$ 43.60	\$ 48,835	\$ 11,575	\$ 5,160					\$21.80
Townhouse or Four-Plex	2-3	4	2	Yes	1240 SF	1120 SF	1280 SF	\$ 43.60	\$ 54,064	\$ 11,575	\$ 5,160					\$ 21.80
Back-to-Back + Piggy Back Townhouse	1-2	2-3	1-1/2	No	1120 SF	1050 SF	1400 SF	\$ 38.50	\$ 43,122	\$ 9,655	N/A	Prices for baths, powder room adjustments are the same for all units regardless of type.				\$ 19.25
Back-to-Back Townhouse	3	3-4	1-1/2	No	1400 SF	1300 SF	1500 SF	\$ 35.80	\$ 50,120	\$ 9,655	N/A					\$ 17.90
Garden Condominium	2-4	1-3	1	No	850 SF	600 SF	1200 SF	\$ 42.15	\$ 35,828	\$ 8,030	N/A					\$ 21.10
High Rise Condominium	5+	Studio	1	No	850 SF	500 SF	1100 SF	\$ 115.00	\$ 97,750	Note 8	N/A					\$ 57.50

Allowances:

- 1) Add \$2,020 for end unit townhouses and back-to-back townhouses; for end unit piggyback townhouses add \$1,605 for each unit.
- 2) Walkout basement with a 5 foot sliding glass door, add \$1,015; for a unit with a 6 foot door, add \$1,065.00.

Notes:

- 1) The structure cost will be increased or decreased based on the actual square footage of space constructed at the square foot adjustment factor from the last column. No additions will be made for sizes over the maximum floor areas.
- 2) The lot development cost does not include the development impact fee or the system development charge for water or sewer; these fees will be waived. A letter requesting the waiver which identifies the MPDU's, must be sent to the agencies from the MPDU Section. You must submit a list to the MPDU Office, identifying the MPDUs by lot, block, street address, tax account number, and building application number if that is available.
- 3) The cost to install a sprinkler system has not been included in the square foot prices. If the County Code requires the installation of a sprinkler system, the allowable price will be increased for this expense. Contracts or estimates verifying the actual cost of the sprinkler system must be provided to the Department.
- 4) The lot development cost does not include water and sewer house connection fees; the actual cost of the connection fees will be added to the direct construction cost of the unit.
- 5) All four bedroom units, regardless of the unit type, must include two full bathrooms in the base square foot price.
- 6) Condominium developments must have FHA approval; the expense of obtaining this approval will be added to the sales price.
- 7) If garage townhouses or detached units are approved for the MPDUs, the cost of constructing the garage will be added to the cost of the basic unit.
- 8) Lot development costs for highrise buildings, including the parking structures, will be based on cost estimates or construction contracts provided by the applicant and approved by the Department.
- 9) Unfinished space will be priced at the cost of constructing the framed in space; estimates or contracts must be provided to the Department for approval.